

# WELCOME TO

## 3 CORONATION DRIVE

### \$6,700,000

6308

**JIM WELLER**

WORK 867.669.2112  
CELL 867.765.8967



HEAT		INSULATION		BUILDING				LOT	
Type	H/W OIL	Ceiling: R 40		Sq.ft	38806			Lot Sz	8.16 Acres
Annual Cost		Walls: R 28+		Age	1977			Garage	
Litres Over		Floor: R						Parking	Multiple
Last 12		Skirting: R		Lot	Block	Plan	Unit	Taxes	\$80123
Months				34	502	1363		Year	2024

#### SPECIAL FEATURES /FURNISHINGS:

Fully leased industrial property with an excellent cap rate.

Located in the Kam Lake Industrial Park, Yellowknife's premier industrial area, conveniently close to the city proper, its main truck route and the airport.

3 Coronation Drive is 8.1 acres in size. The primary building is 30,000 sf in size and consists of 9 100' deep bays, several of which have 2nd floor offices or storage mezzanines. The tenants are either strong multinational corporations or the federal government. The building is very energy efficient and has lower than average operating costs. There is also a 10-bedroom worker's accommodation and a number of smaller shops and storage buildings on site with plenty of space for further development.

This property can be purchased on its own or jointly with 1 Coronation which is available concurrently.



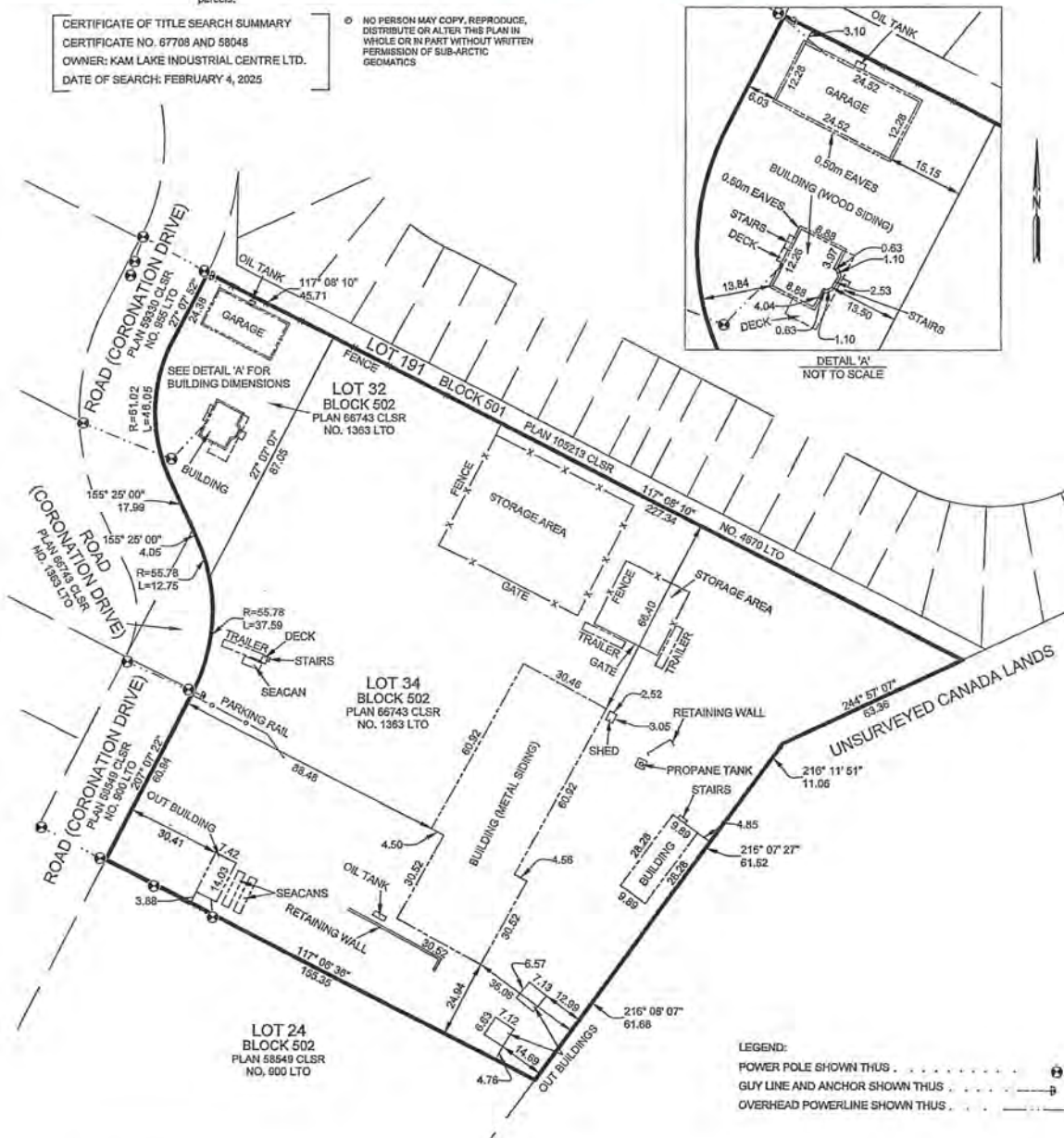
226 UTSINGI DRIVE  
YELLOWKNIFE, N.T.  
X1A 0E7

PHONE: (867) 873-2047  
EMAIL: [sas@sub-arctic.ca](mailto:sas@sub-arctic.ca)

I certify that this Surveyor's Real Property Report shows the location of the COMMERCIAL BUILDINGS erected on the property legally described as Lots 32 AND 34, Block 502, Plan 1263 L.T.O., and municipally described as 1 AND 3 CORONATION DRIVE in the CITY OF YELLOWKNIFE N.T., and that measurements are accurate as shown. I further certify that no structure on the parcel extends beyond the boundaries and that no structure extends into the parcel from adjacent parcels.

CERTIFICATE OF TITLE SEARCH SUMMARY  
 CERTIFICATE NO. 67708 AND 58048  
 OWNER: KAM LAKE INDUSTRIAL CENTRE LTD.  
 DATE OF SEARCH: FEBRUARY 4, 2025

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SCALE = 1:1250  
NOTE:

This Surveyor's Real Property Report was prepared for KAM LAKE INDUSTRIAL CENTRE LTD. and is not valid unless it is a sealed original copy issued by the surveyor. This is not a boundary survey. The boundary dimensions are compiled from field observations and from plans 1363 LTO and 4670 LTO. Unless otherwise specified, the dimensions shown relate to the distance found from property boundaries to the AS SHOWN only at the date of survey. This Surveyor's Real Property Report is not to be used for the location of property lines and we accept no responsibility for the unauthorized use.

Dated this 12 day of FEBRUARY, 2025  
(file no.: 81122-L32 B302-RPR-FE11-REV1)

**CERTIFIED CORRECT**

Reid Egger, C.L.S.  
COMM. NO. 1769





